

How Is Market Value Determined?

- **The Assessor does NOT create market value**
- **Market value is determined by the interaction of buyers and sellers.**
- **The assessor monitors and analyzes real estate transactions to establish market value estimates for real property within the town.**
- **The Assessor uses several comparable sales that match your property**

What Drives Market Value?

- ***Location, Location, Location***
- **Some locations are more desirable than others.**
 - **Some people may desire lakefront or lake-view property.**
 - **Some people may prefer to be near a city**
 - **Others may want to get back to nature**

What Else Drives Market Value?

- **Economic influences**
- **House Style (Ranch vs. 2 Story) and Size-Number of Bedrooms/Bathrooms**
- **Type and size of Land**
- **Interest rates**
- **Availability of amenities and jobs**
- **Commuting distance to industry**
- **Consumer needs and the condition and amenities of a property-Construction Grade and Condition**

What can taxpayers do when they have questions or concerns regarding their assessed value?

- **Most information at the assessors office is open to the public.**
- **Check the town's website for information regarding assessments and sales.**
- **Make an appointment to sit down informally with the assessor or appraiser. For the project this will be March 1st-April 15th**
- **If information about your property is incorrect, allow an inspection.**

What do you need when challenging your value

- **You want to use Comparable sales of homes-similar style, size, age, neighborhood.**
- **If your home has had an Arms Length sale in the last 2-3 years, that will influence value.**
- **Make sure your property inventory matches what the assessor has-Square Footage, Bedrooms, Bathroom etc.**
- **If information about your property is incorrect, or you feel you have condition issues that effect value ,allow an inspection.**